

## **AGENDA**

The Somerville Planning Board will hold a public meeting on **Thursday, September 2, 2004 at 6:00 p.m.** in the Aldermen's Chambers on the second floor of City Hall, 93 Highland Avenue, Somerville, MA.

### **Minor Revision Request:**

**75 Mystic Avenue:** (Applicant: J.J. Vaccaro, Inc.; Agent: Architectural Group International; Owner: The Home Depot International) The Applicant requests a minor revision to a previously issued special permit to implement various interior and exterior renovations.

### **Review of Cases for the Zoning Board of Appeals:**

**24-28 Cross Street: (Continued from 8/5/04)** (Agent: Scott Vaughn; Applicants and Owners: Paul and Mary Pavidis) The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to add three stories to and convert an existing one-story structure to a three-family dwelling. Proposal also requires variances from minimum lot area per dwelling unit requirements (SZO §8.5.B), maximum floor area ratio (SZO §8.5.E), and maximum height (SZO §8.5.F). Residence B (RB) zoning district.

**27 Osgood Street: (Continued from 8/5/04)** (Applicant: Terrence Morris; Owner: Tom Bent) The Applicant seeks a special permit with site plan review for exceeding the maximum number of dwelling units per lot (§7.3) to demolish an existing commercial building and construct two residential buildings with a total of sixteen units. The Applicant also requires a special permit for modification of parking design standards (§9.13.b), a variance from lot area per dwelling unit (§8.5.B), a variance from maximum lot coverage (§8.5.C), a variance from front yard setback (§8.5.G), and a variance from rear yard setback (§8.5.I). The Applicant is also subject to Inclusionary Housing under §13.2 of the SZO. Residence B (RB) zoning district.

**735 Somerville Avenue:** (Applicant and Owner: Edward Silva) The Applicant seeks a special permit to operate a law office within a primary residence (SZO §7.11.4.f). Residence B (RB) zoning district.

**19 Tufts Street:** (Applicant and Owner: Gerald Lauretano) The Applicant seeks a special permit to alter a non-conforming structure to build a two-story addition to the rear of an existing two-family dwelling (SZO §4.4.1). The addition would house an additional dwelling unit and a hair salon. The Applicant also seeks a variance from rear yard setback requirements (SZO §8.5.I) and a special permit for relief from the three additional required off-street parking spaces (SZO §9.13.a). Residence C (RC) zoning district.